

**LOPER & ASSOCIATES, L.L.C.**  
VALUATION AND APPRAISAL SERVICES  
RIGHT OF WAY CONSULTING

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August 2005

**OFFEROR'S EXPERIENCE**  
**JOHN L. LOPER**

John L. Loper, has been a real property appraiser in private practice since March 1981. He earned a B.S. from the University of Arizona in 1968. Prior to entering private practice Mr. Loper was employed by the Arizona Department of Transportation, in the right of way department from 1968 to 1981. Mr. Loper brings 37 years of experience in the right of way and appraisal fields and is considered to be one of the leading experts in right of way and condemnation appraisal practice in Arizona.

Mr. Loper is a member of the American Society of Appraisers and maintains his Accredited Senior Appraiser designation (ASA) with the organization. All other appraisers are certified or licensed in the State of Arizona. Principal appraisers include Gregory Loper and Gregory Hamilton. To assist in the analysis of market trends, development and economic data we employ a staff economist, Grant Loper. In addition to our team of professionals we maintain a staff to assist with data gathering, research, confirming market information and preparation of data for analysis.

Through our relationship with experts in various technical fields we are able to obtain, at a reasonable cost, expertise that some appraisals require. Our list of consulting experts includes civil and structural engineers, sound transmission experts, transportation and traffic engineers, urban design, planning specialist, legal experts, as well as, commercial real estate agents and brokers active throughout Arizona.

Loper & Associates has extensive experience in the appraisal of all types of property. We maintain a special expertise in the valuation of real property in eminent domain, condemnation and right of way cases. In addition to appraisal services our staff is prepared to undertake special assignments in researching and assessing trends in local markets, market data analysis, land use studies, assessing the effects to value due to changes in zoning, infrastructure, technology or demographics and highest and best use studies. We also offer consulting services related to right of way, eminent domain, urban renewal and reuse projects.

Loper & Associates maintains an office facility in historic Downtown Glendale. To cost effectively and more quickly serve our clients we maintain all document production services in house and regularly produce high volume full color documents. To improve productivity we maintain a secure networked computer environment to enable collaboration between our staff, technical experts and the ever growing availability of online data services.

## *PROFESSIONAL QUALIFICATIONS*

*JOHN L. LOPER, A.S.A.*

### *EDUCATION AND TRAINING:*

B.S. Degree University of Arizona, 1968

Society of Real Estate Appraisers  
Introduction to Appraising Real Property  
Applied Residential Property Valuation  
Principles of Income Appraising

American Society of Appraisers  
Appraisal of Machinery and Equipment  
Uniform Standards of Professional Appraisal Practice

Glendale Community College, Glendale, Arizona  
Real Estate Finance  
Principles of Appraisal  
Real Estate Law  
Real Estate Practice  
Property Management  
Real Estate Sales  
Seminars Attended Regularly on Related Topics

Rio Salado Community College  
Professional Standards, Laws, Rules & Ethics

Seminars and Courses Attended Regularly on Related Topics

### *PROFESSIONAL EXPERIENCE:*

1968-1980, Arizona Department of Transportation. Performed valuation and related right of way functions as a Right of Way Agent and Real Property Appraiser, including Senior Real Property Appraiser.

1980-Present, Independent Appraiser, operating as a Limited Liability Company. Have provided appraisals, consultation and related services for real property and machinery and equipment.

### *PROFESSIONAL AFFILIATIONS:*

Senior Member of the American Society of Appraisers, (A.S.A.), a national testing and certifying, multi-disciplinary appraisal organization. The American Society of Appraisers maintains a mandatory recertification requirement for members and Mr. Loper is in compliance.

*SCOPE OF  
PRACTICE:*

Appraisals of: Commercial, industrial, single and multi-family residential, ranch and farm including dairies, rural subdivision, special use and manufacturing.

Rights of Way including: power lines, highway, canals, underground utilities and air rights; re-use and urban renewal projects; mortgage loan valuations; litigation valuations including eminent domain, flood damage, dissolution; market value appraisals for negotiation; consultation.

Appraisals have been completed in Arizona, California, Colorado, Nevada and Utah.

*PROFESSIONAL  
ACHIEVEMENTS:*

Arizona Board of Appraisals - AUGUST 1991 - 2006  
Certified General Real Estate Appraiser  
Certificate Number 30294

American Society of Appraisers  
Officer, Chapter 37, 1983-1985  
President, Chapter 37, 1986-1987  
State Director 1990-1991; 1996 - 1998

Served on various committees for A.S.A.

Qualified as an Expert Witness in the Superior Courts of Coconino Gila, LaPaz, Maricopa, Mohave, Pima, Navajo, Yavapai and Yuma Counties. Qualified as an expert in U. S. District and Federal Bankruptcy courts

*REPRESENTATIVE LISTING  
OF CLIENTS:*

Arizona Department of Transportation  
Arizona Department of Emergency Services  
Arizona State Land Department  
American Rockwool Company  
Arizona Public Service  
Salt River Project  
Southern California Edison Company  
U.S. West  
City of Chandler  
City of Glendale  
City of Peoria  
City of Mesa  
City of Phoenix  
City of Prescott and Prescott Valley  
City of Scottsdale  
City of Tempe  
City of Sedona  
Maricopa County Highway Department  
Flood Control District of Maricopa County  
Town of El Mirage  
Town of Gilbert  
CNA Insurance Company  
Gilbert School District  
Isaac Imes School District

Osborn School District  
Phoenix Elementary School District  
Washington School District  
United States Post Office Department  
Helena Chemical Company  
Household Merchandising,  
Crystal Ice Division  
Rouse Company  
Searl Consumer Products  
American Express  
First Capital Bank  
Norwest Bank  
Republic National Bank  
Regency Savings Bank  
Thunderbird Bank  
Hyder Jojoba, Inc.  
Church of Jesus Christ of the LDS  
Bookman-Edmonston Engineering, Inc.  
HDR Engineering  
Paloma Corporation  
Individual Private Clients  
Various Attorneys